

SPACE AVAILABLE

CROSSWAY SHOPPING CENTER

6812 BANDERA RD. | SAN ANTONIO, TEXAS | 78238

Office/Retail Business Center located just outside South Texas Medical Center. Demographics, parking ratios and building configuration lends itself to a variety of uses including medical, retail and general office.



KARA WALTERS
ASSOCIATE
(210) 816-2734
KWALTERS@FORESITECRE.COM

WHAT I LOVE ABOUT THIS PROPERTY:

“

The variety of retail and office options provide great opportunities for businesses looking in this market.

Kara Walters

”

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	11,045	125,008	356,197
Household Income	\$71,514	\$68,232	\$69,122
Total Households	4,313	50,966	138,278
Median Age	38.7	35.1	34.1

JOIN THESE TENANTS



CROSSWAY

SAN ANTONIO, TEXAS

PROPERTY HIGHLIGHTS

1

High traffic counts at signalized intersection on northwest corner of Bandera and Poss Road.

2

Fully sprinklered shopping center with ample parking and signage.

3

Impressive second floor views and easy access to spaces with two hydraulic passenger elevators inside the building.



CROSSWAY SHOPPING CENTER

SAN ANTONIO, TEXAS



PROPERTY DESCRIPTION

66,585 SF Mixed-Use Retail Center

Zoning: B-3 Commercial District
City of Leon Valley

Access and signage on Bandera Road
with 57,139 vehicles per day



CROSSWAY SHOPPING CENTER

SAN ANTONIO, TEXAS

LEON VALLEY
(4,549 HOMES)

ALAMO FARMSTEADS
(3,340 HOMES)

BANDERA RD (53,406 AADT)

ECKHERT RD (24,702 AADT)

BANDERA RD (53,406 AADT)



Bandera Festival Shopping Center

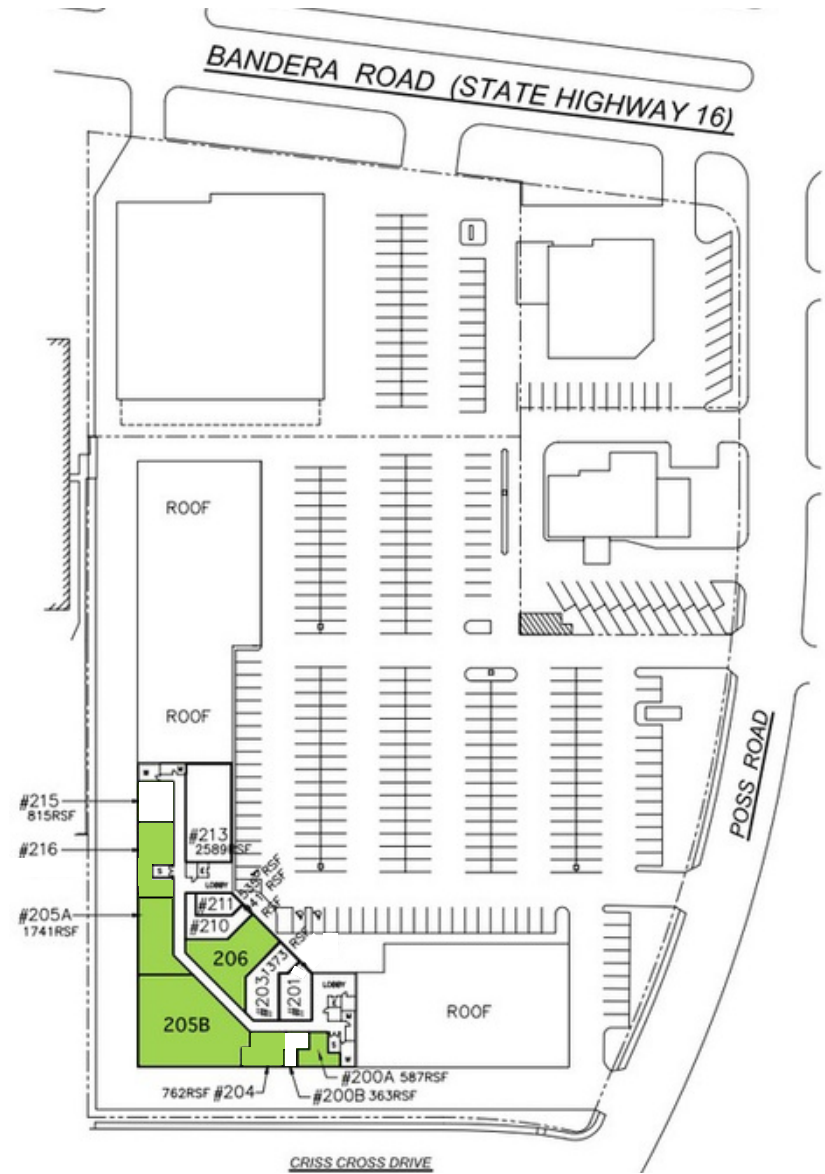
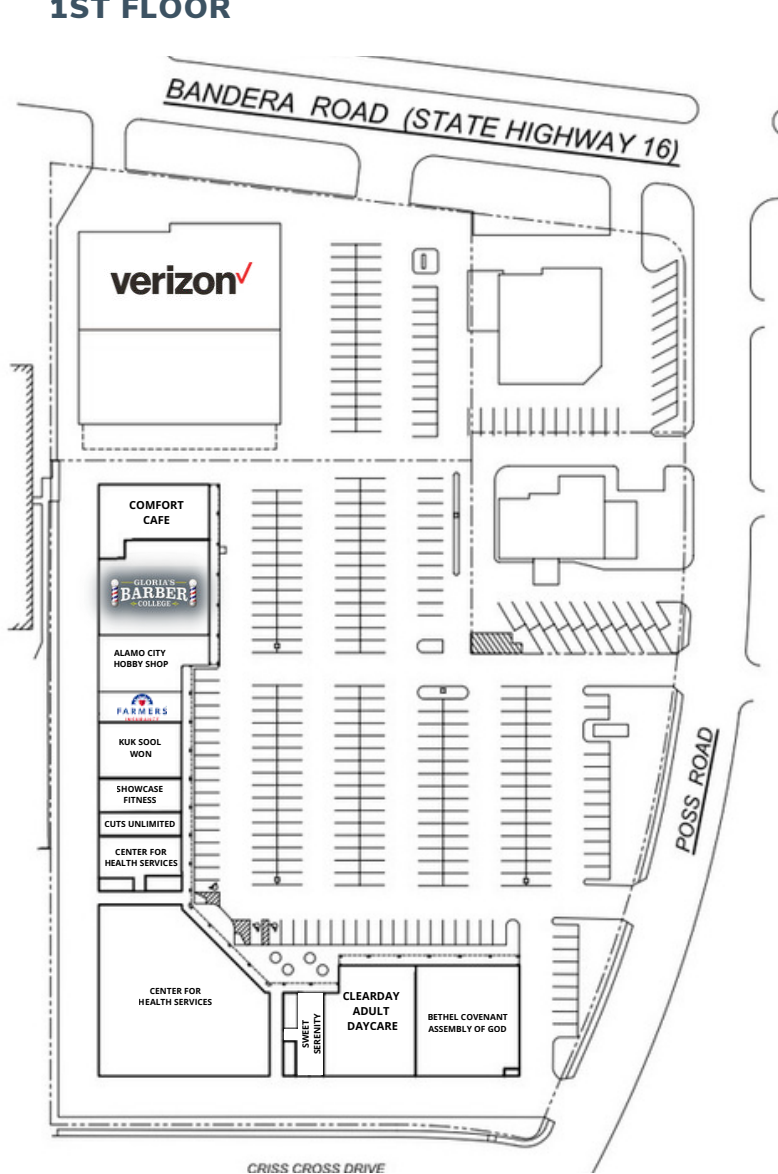


FORESITE
COMMERCIAL REAL ESTATE

CROSSWAY SHOPPING CENTER

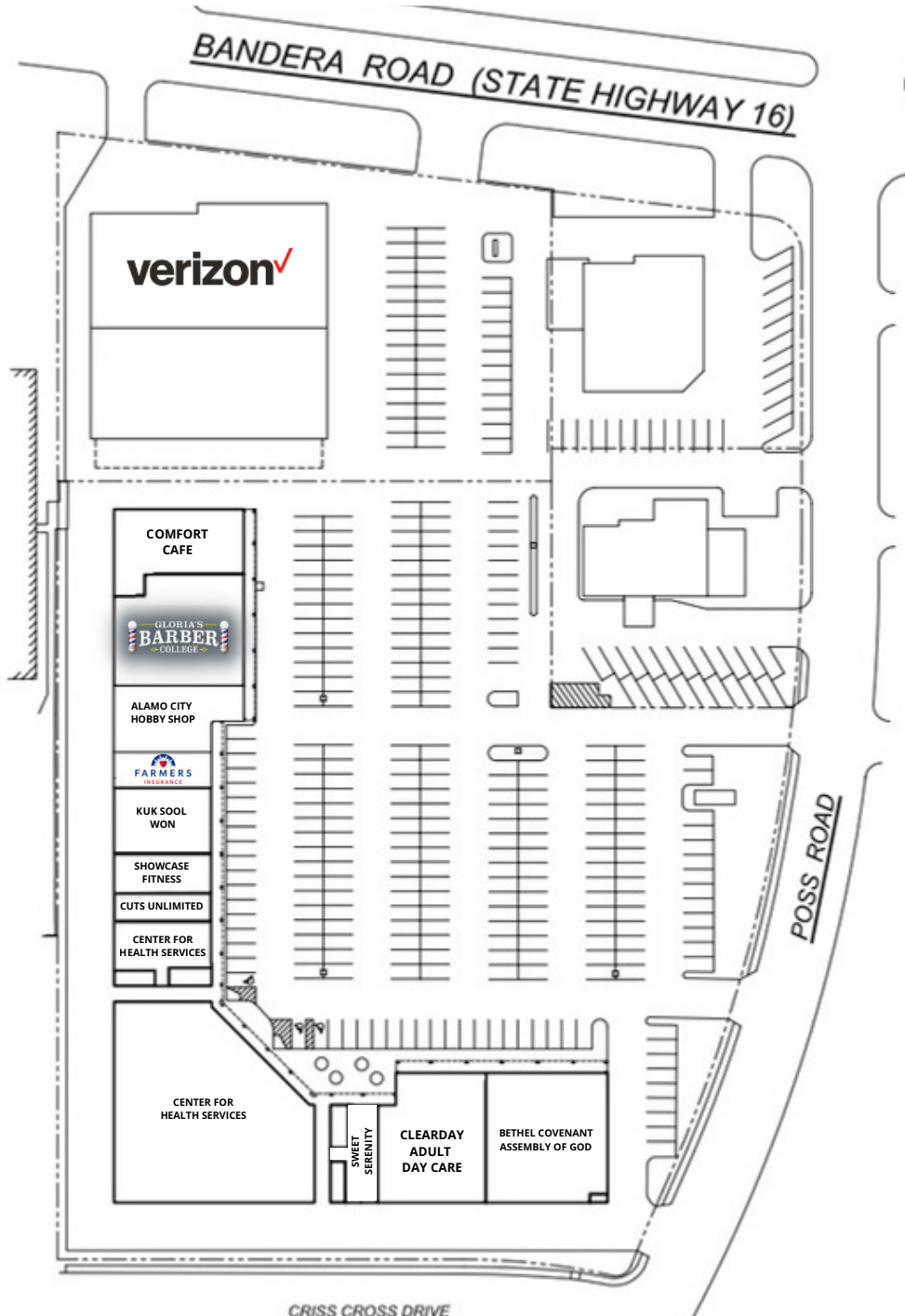
SAN ANTONIO, TEXAS

1ST FLOOR



CROSSWAY SHOPPING CENTER

SAN ANTONIO, TEXAS

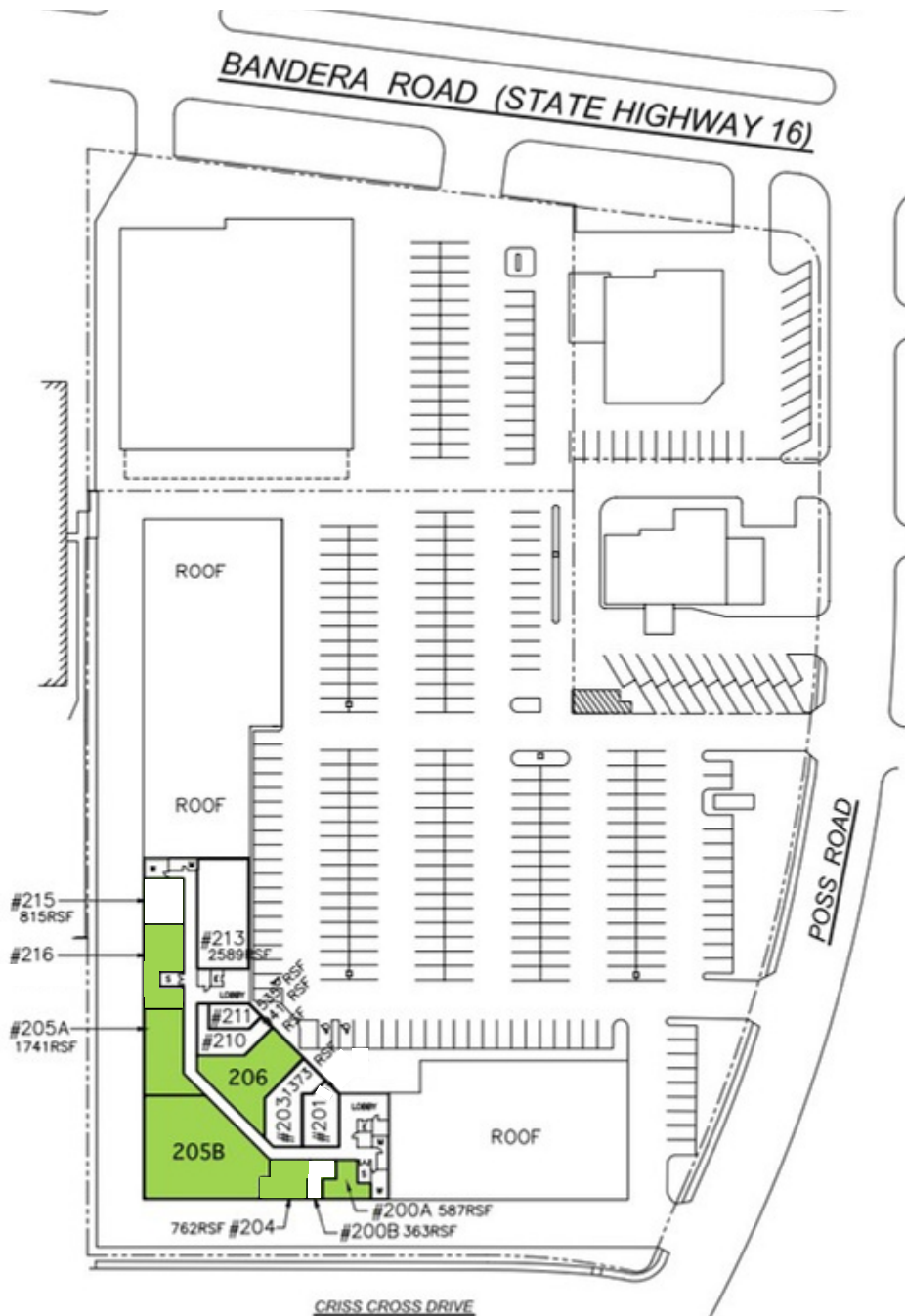


1ST FLOOR

SUITE 101	3,440 SF	COMFORT CAFE
SUITE 102	13,033 SF	CENTER FOR HEALTH SERVICES
SUITE 106	5,253 SF	GLORIA'S BARBER COLLEGE
SUITE 107	2,844 SF	ALAMO CITY HOBBY
SUITE 108	1,319 SF	FARMER'S INSURANCE
SUITE 109	2,440 SF	KUK SOOL WON
SUITE 110	1,457 SF	SHOWCASE FITNESS
SUITE 112	1,043 SF	CUTS UNLIMITED
SUITE 113	1,847 SF	CENTER FOR HEALTH SERVICES
SUITE 119	1,227 SF	SWEET SERENITY
SUITE 124	5,082 SF	CLEARDAY ADULT DAY CARE
SUITE 126	5,931 SF	BETHEL CHURCH

CROSSWAY SHOPPING CENTER

SAN ANTONIO, TEXAS



AVAILABLE SPACE - 2ND FLOOR

Suite Number	SF	Condition
Suite 200A	596	Prior Real Estate Office
Suite 204	762	Prior Insurance Office
Suite 205A	1,741	Prior Property Mgmt Office
Suite 205B	4,870	Shell
Suite 206	2,260	Shell
Suite 216	1,095	Prior Bookkeeping Office

Available 10/1/26



INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW

- (A client is the person or party that the broker represents):
- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose: that the owner will accept a price less than the written asking price; that the buyer/tenant will pay a price greater than the price submitted in a written offer; and any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally;
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Foresite Real Estate, Inc.</u>	<u>9003568</u>	<u></u>	<u>(210) 816-2734</u>
Licensed Broker/ Broker Firm Name or Primary Assumed Business Name	Licensed No.	E-Mail	Phone
<u>Bethany Babcock</u>	<u></u>	<u>bbabcock@foresitecre.com</u>	<u>(210) 816-2734</u>
Designated Broker of Firm		E-Mail	Phone
<u>Chad Knibbe</u>	<u></u>	<u>cknibbe@foresitecre.com</u>	<u>(210) 816-2734</u>
Licensed Supervisor of Sales Agents/ Associate		E-Mail	Phone
<u>Kara Walters</u>	<u>808054</u>	<u>kwalters@foresitecre.com</u>	<u>(210) 816-2734</u>
Sales Agent/ Associate's Name		E-Mail	Phone